

**APPLICATION FOR REVIEW:****DC11/099/HOU**



PLANNING SERVICES  
RECEIVED

13 SEP 2011

Notice of Review

PASS TO

REF. No.

## NOTICE OF REVIEW

UNDER SECTION 43A(6) OF THE TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997 (AS AMENDED)  
IN RESPECT OF DECISIONS ON LOCAL DEVELOPMENTS

THE TOWN AND COUNTRY PLANNING (SCHEMES OF DELEGATION AND LOCAL REVIEW PROCEDURE)  
(SCOTLAND) REGULATIONS 2008

THE TOWN AND COUNTRY PLANNING (APPEALS) (SCOTLAND) REGULATIONS 2008

**IMPORTANT: Please read and follow the guidance notes provided when completing this form.**  
**Failure to supply all the relevant information could invalidate your notice of review.**

Use **BLOCK CAPITALS** if completing in manuscript

### Applicant(s)

Name

MR & MRS NELSON

Address

12 ISLAY CRESCENT  
OLD KILPATRICK

Postcode

G60 5EW

Contact Telephone 1

Contact Telephone 2

Fax No

E-mail\*

### Agent (if any)

Name

GRAHAM GOULD

Address

MEADOWFIELD  
WHYTELEA ROAD  
KILMACOM  
PA13 4HH

Postcode

Contact Telephone 1

Contact Telephone 2

Fax No

E-mail\*

Mark this box to confirm all contact should be  
through this representative: ☒

\* Do you agree to correspondence regarding your review being sent by e-mail?

Yes No  
☐ ☒

Planning authority

WEST ABERDEENSHIRE COUNCIL

Planning authority's application reference number

DC11/099/H00

Site address

12 ISLAY CRESCENT, OLD KILPATRICK

Description of proposed  
development

Proposed two storey extension to  
REAR OF PROPERTY

Date of application

9/09/11

Date of decision (if any)

**Note.** This notice must be served on the planning authority within three months of the date of the decision  
notice or from the date of expiry of the period allowed for determining the application.

## Notice of Review

## Nature of application

1. Application for planning permission (including householder application) ☒
2. Application for planning permission in principle ☐
3. Further application (including development that has not yet commenced and where a time limit has been imposed; renewal of planning permission; and/or modification, variation or removal of a planning condition) ☐
4. Application for approval of matters specified in conditions ☐

## Reasons for seeking review

1. Refusal of application by appointed officer ☐
2. Failure by appointed officer to determine the application within the period allowed for determination of the application ☐
3. Conditions imposed on consent by appointed officer ☐

## Review procedure

*APPROVAL BY APPOINTED OFFICER  
REFUSED BY TEAM LEADER*

The Local Review Body will decide on the procedure to be used to determine your review and may at any time during the review process require that further information or representations be made to enable them to determine the review. Further information may be required by one or a combination of procedures, such as: written submissions; the holding of one or more hearing sessions and/or inspecting the land which is the subject of the review case.

Please indicate what procedure (or combination of procedures) you think is most appropriate for the handling of your review. You may tick more than one box if you wish the review to be conducted by a combination of procedures.

1. Further written submissions ☒
2. One or more hearing sessions ☐
3. Site inspection ☒
4. Assessment of review documents only, with no further procedure ☐

If you have marked box 1 or 2, please explain here which of the matters (as set out in your statement below) you believe ought to be subject of that procedure, and why you consider further submissions or a hearing are necessary:

*FURTHER SUBMISSIONS TO BE SUBMITTED, IE PHOTOGRAPHS  
OF SITE AND ADJOINING APPROVALS IN DEVELOPMENT  
TO BE SUBMITTED*

## Site inspection

In the event that the Local Review Body decides to inspect the review site, in your opinion:

- |  | Yes                                 | No                                  |
|--|-------------------------------------|-------------------------------------|
| 1. Can the site be viewed entirely from public land?                                 | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| 2. Is it possible for the site to be accessed safely, and without barriers to entry? | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |

If there are reasons why you think the Local Review Body would be unable to undertake an unaccompanied site inspection, please explain here:

## Statement

You must state, in full, why you are seeking a review on your application. Your statement must set out all matters you consider require to be taken into account in determining your review. Note: you may not have a further opportunity to add to your statement of review at a later date. It is therefore essential that you submit with your notice of review, all necessary information and evidence that you rely on and wish the Local Review Body to consider as part of your review.

If the Local Review Body issues a notice requesting further information from any other person or body, you will have a period of 14 days in which to comment on any additional matter which has been raised by that person or body.

State here the reasons for your notice of review and all matters you wish to raise. If necessary, this can be continued or provided in full in a separate document. You may also submit additional documentation with this form.

THE PROPOSED REAR EXTENSION TO DWELLING HOUSE DOES NOT IMPOSE ON ADJOINING PROPERTIES. THIS PLOT IS THE LARGEST PLOT IN THE TERRACE BLOCK AND STILL LEAVES SIZEABLE SITE FOR PARKING AREAS ETC. FROM THE FRONT ELEVATION NEIGHBOURING PROPERTIES IE BEDROOMS ARE LOCATED WITH 4M FROM CURB BEDROOM. THIS IS A LOCAL BUILDERS WHO EMPLOY LOCAL LABOUR & OBTAIN THEIR BUILDING MATERIALS FROM LOCAL SUPPLIERS, AND THIS CONTRACT WOULD BE A BIG LIE UNDER THE PRESENT ECONOMIC CLIMATE.

Have you raised any matters which were not before the appointed officer at the time the determination on your application was made?

Yes ☐ No ☒

If yes, you should explain in the box below, why you are raising new material, why it was not raised with the appointed officer before your application was determined and why you consider it should now be considered in your review.

NOTE ALL MATERIAL WAS SUPPLIED TO PLANNING OFFICER WHO PUT THIS APPLICATION THROUGH FOR APPROVAL

## Notice of Review

## List of documents and evidence

Please provide a list of all supporting documents, materials and evidence which you wish to submit with your notice of review and intend to rely on in support of your review.

ENCLOSE 4 SETS OF PLANNING  
PHOTOGRAPHS TO FOLLOW

**Note.** The planning authority will make a copy of the notice of review, the review documents and any notice of the procedure of the review available for inspection at an office of the planning authority until such time as the review is determined. It may also be available on the planning authority website.

## Checklist

Please mark the appropriate boxes to confirm you have provided all supporting documents and evidence relevant to your review:

- ☒ Full completion of all parts of this form
- ☒ Statement of your reasons for requiring a review
- ☒ All documents, materials and evidence which you intend to rely on (e.g. plans and drawings or other documents) which are now the subject of this review.

**Note.** Where the review relates to a further application e.g. renewal of planning permission or modification, variation or removal of a planning condition or where it relates to an application for approval of matters specified in conditions, it is advisable to provide the application reference number, approved plans and decision notice from that earlier consent.

## Declaration

I the applicant/agent [delete as appropriate] hereby serve notice on the planning authority to review the application as set out on this form and in the supporting documents.

Signed



Date

29/09/11

**REPRESENTATIONS ON REVIEW:**  
**DC11/099/HOU**





10 Delany Crescent  
Old Kilpatrick  
G60 5EW  
21/9/2011

your Ref: LRB/011111

Mr Craig Stewart  
West Dunbartonshire Council  
Council Offices  
Garthage Road  
Dumbarton, G82 3PU

LEGAL & ADMIN

27 SEP 2011

RECEIVED

Dear Sir,

Re Planning Application DC11/099/HOU  
12 Delany Crescent

I refer to your letter of 19th September.

I lodged an objection to this extension when I was first informed of it.

My property is adjacent to this property and, as stated previously, this extension would significantly de-value my property, & render it unsaleable altogether.

- 2 -

The extension would take away the light from my kitchen and back bedroom. It would also overshadow my back garden to such an extent that it would feel as though I am in an alley. The back gardens of these properties are very small and to have an extension of this size in such a small area would be a gross violation of West Dunbartonshire planning laws and be tantamount to vandalism.

I should like to invite someone from your office to come to my home and look at this proposed extension from my perspective.

I will be on holiday from 25/9 to 2/10 (inclusive). My telephone number is 01389 876060.

Hoping to hear from you.

Yours faithfully  
Jean Forbes



**APPLICANTS RESPONSE TO REPRESENTATIONS ON  
REVIEW:**

**DC11/099/HOU**



LEGAL &amp; ADMIN

18 OCT 2011

RECEIVED

7<sup>th</sup> October 2011

Mr.&Mrs. Wm. Neilson  
12 Islay Crescent  
Old Kilpatrick  
G60 5EW

F.A.O. Andrew A. Fraser LL.B Dip.L.P  
Head of Legal, Democratic and Regulatory Services  
Council Offices  
Garshake Road  
Dumbarton  
G82 3PU

Your Ref:LRB/011111

Dear Sir,

Thank you for the letter dated 29<sup>th</sup> September relating to Local Review Body (Planning) Planning Application DC11/099/HOU for our above address at 12 Islay Crescent.

Firstly I would like to state that the original letter dated 19<sup>th</sup> September from West Dunbartonshire Council Ref No.LRB060911, was not received by either ourselves or our agent acting on our behalf and that to date we have only received the copy letter that was enclosed with the correspondence sent by you.

When the proposed site was inspected and photographed by Planning Officer Stewart McCallum in June of this year he indicated that since the site is made up of south facing properties, has no buildings directly opposite or on-looking and would be a small extension of 4metres x 4 metres he did not envisage any problems related to this building application. After letters had been issued to neighbours informing them of the planning application etc. and after the appropriate time given to lodge objections I telephoned Mr. McCallum for an update and was told by him that he had passed the application and that it had been sent to management and that our agent would be notified by the end of the following week.

In response to all of the above I would like the following points to be noted and also made available and given consideration by all persons who may be sitting on the panel of appeal:-

1. According to the ordnance survey map title no. DMB42753 relating to the property at 12 Islay Crescent the rear garden area is the largest garden in this row of properties and also shows that all of the rear garden areas are made of various sizes.
2. The property is also a south facing property.

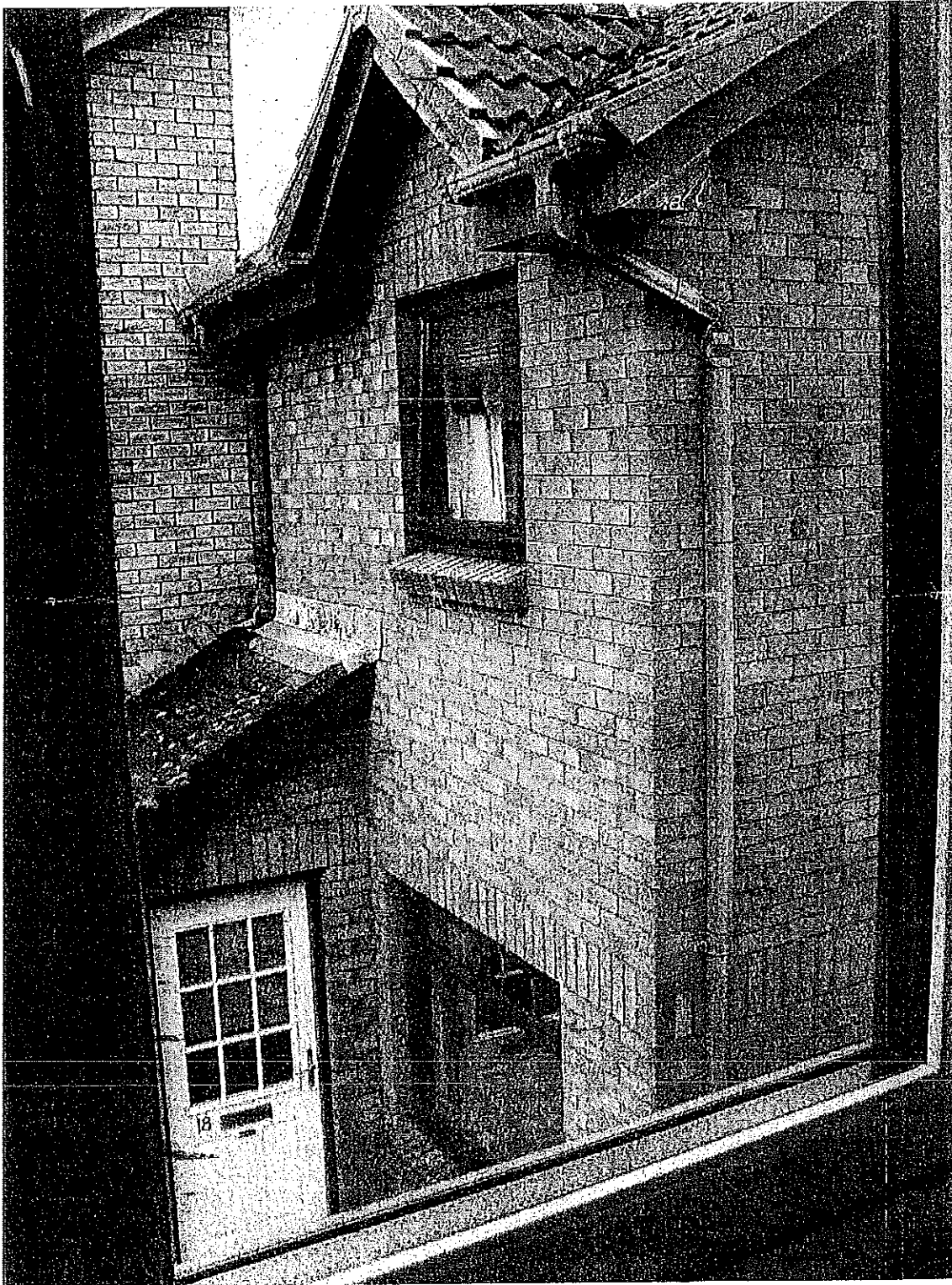
3. The following photograph shows the view of the proposed site and the fact that it has an open out-look and the closest properties are off-set to the side.



4. The following photograph shows the distance from the back bedroom window and the distance to the property on the right hand side of the proposed extension.



5. The following photograph shows the distance from our front bedroom window and the distance to the building opposite which is very close to our property, in an already approved housing development.





When we purchased this property it was always our intention to extend the property to allow the enlargement of the small kitchen and the second bedroom since we do not foresee another house move in our lifetime.

Should someone from the Council wish to visit the property to verify the photographs attached or to simply confirm the layout of the proposed site, they would be most welcome.

Yours sincerely,

A handwritten signature in cursive script, appearing to read 'William Neilson', written in dark ink.

William Neilson



**RELEVANT POLICIES:**

**DC11/099/HOU**



### **Development Control**

4.3 The following policy relates to all new development and applies to the whole of the Plan area.

#### **Policy GD 1 Development Control**

All new development is expected to be of a high quality of design and to respect the character and amenity of the area in which it is located.

Proposals will be required to:

- be appropriate to the local area in terms of land use, layout and design (including scale, density, massing, height, aspect, effect on daylighting, crime prevention measures and privacy); developers will be required to submit design statements where appropriate;
- be energy efficient, including considering options for micro-renewable technologies;
- ensure that landscaping is integral to the overall design, that important landscape features and valuable species and habitats are conserved and where possible enhanced, and that there is an emphasis on native planting;
- ensure that the value of the historic and natural environment is recognised, and is not devalued or threatened by the proposal;
- ensure that open space standards are met;
- assess and address any existing or potential increase in flood risk and/or environmental pollution, provide drainage consistent with Sustainable Urban Drainage Systems design guidance and ensure that suitable remediation measures are undertaken on contaminated sites;
- demonstrate, where appropriate, that the development will not result in a negative impact on the water environment;
- ensure that increases in traffic volumes and adverse impacts on air quality are avoided or minimised by including provision for public transport, pedestrian and cycling access, and considering the need for a Green Travel Plan;
- meet the roads, parking and access requirements of the Council (particularly for disabled people and the emergency services) reflecting national guidance where appropriate;
- consider the availability of infrastructure and the impact on existing community facilities;
- minimise waste, and provide for the storage, segregation and collection of recyclable and compostable material; a Site Waste Management Plan may be required; and
- be consistent with other Local Plan policies.

#### **Reasoned Justification**

4.4 Policy GD 1 sets out the criteria which will be used in considering all development proposals and applications for planning permission. The intention of the policy is to ensure that all new development enhances the Plan area and

environmental quality in general. The emphasis on the importance of design reflects a similar emphasis in SPP 1 and the Designing Places document published by the Scottish Government. This emphasis has been continued in more recent policy and advice, and SPP 20 draws together and reinforces the Government's design policy commitment. Achieving better quality design in the built environment and public open space requires design to be given greater importance from the beginning. New development should provide lasting improvements to the built environment, create successful places and promote local distinctiveness. PAN 68 Design Statements provides further advice. Specific design guidelines have been produced for both the Clydebank and Dumbarton Riverside areas and have been approved as Supplementary Planning Guidance. Other Local Plan policies within the following chapters will give more guidance to developers on specific types of development, for example Policy H 4 in relation to new housing. These should be referred to where appropriate, and together with Policy GD 1, will form the first point of reference when considering planning applications.

4.5 Development proposals on sites which have watercourses flowing through them or adjacent to them, or which are at risk from tidal flooding, are likely to be required to be submitted with a Flood Risk Assessment. Further details in relation to flooding and drainage are provided in the flooding and sustainable urban drainage policies in Chapter 13. However, it is considered appropriate to apply Sustainable Urban Drainage Systems to all new developments, whether or not they are currently affected by flooding, in order to address diffuse pollution originating from new developments, as well as controlling site run-off so as not to exacerbate flood risk elsewhere. The Government has endorsed the guidance "Sustainable Urban Drainage Systems Design Manual for Scotland and Northern Ireland" published by the Sustainable Urban Drainage Systems Scottish Working Party, but further guidance may be appropriate as methods develop. PAN 61 Planning and Sustainable Urban Drainage Systems provides further advice. It should be noted that as at 2009 the Council does not have a policy of adopting SUDS features and the matter of liability and maintenance must be discussed for every development with the Council, to ensure all parties are aware of their responsibilities prior to any construction. The Council requires that any planning applications affecting contaminated land include suitable remediation measures so that the ground is made suitable for the new use, as required by PAN 33 Development of Contaminated Land. Finally, the Water Framework Directive and related regulations require that the physical characteristics of water courses as well as the quality is to be protected – see also paragraphs 13.10 – 13.11.

4.6 The requirement to minimise waste and provide for its storage and collection from new development is in accordance with SPP 10 Planning for Waste Management and PAN 63 Waste Management Planning. A Site Waste Management Plan may be required to minimise waste at source on construction sites through the accurate assessment of the use of materials and the potential for recycling material on or off site.

### **Development within Existing Residential Areas**

6.34 As well as ensuring that new residential development reaches the highest standard, it is also vital that the character and amenity of existing residential areas is protected and enhanced by any new development which is proposed. This is particularly important when, as a matter of policy, development is being actively promoted within the existing built up area.

### **Policy H5 Development within Existing Residential Areas**

The character and amenity of existing residential areas, identified on the Proposals Map, will be safeguarded and where possible enhanced. Development within existing residential areas will be considered against the following criteria:

- the need to reflect the character of the surrounding area in terms of scale, density, design and materials;
- the requirement to avoid over development which would have an adverse effect on local amenity, access and parking or would be out of scale with surrounding buildings;
- the need to retain trees, hedgerows, open space and other natural features;
- extensions to dwellings must complement the character of the existing building, particularly in terms of scale and materials, not dominate in terms of size or height, and not have a significantly adverse affect on neighbouring properties;
- the subdivision of the curtilage of a dwelling for a new house should ensure that the proposed plot can accommodate a house and garden; the new house and garden to be of a scale and character appropriate to the neighbourhood; sufficient garden ground should be retained for the existing house; the privacy of existing properties should not be adversely affected and separate vehicular accesses should be provided;
- with regard to non-residential uses, whether they can be considered ancillary or complementary to the residential area, and would not result in a significant loss of amenity to the surrounding properties. A significant loss of amenity might be expected to occur as a result of increased traffic, noise, vibration, smell, artificial light, litter, hours of operation and general disturbance; and
- the proposal conforms with other Local Plan policies

### **Reasoned Justification**

6.35 This policy seeks to ensure that the character of existing residential areas is protected and that all development proposals within these areas will maintain or enhance their amenity. It is considered that using sympathetic design, avoiding over-development and retaining existing landscape features is the best way of achieving this. It is particularly important that the development of infill and gap sites should not be at the expense of open space which makes an important contribution to the quality of local environments.

6.36 The introduction of small-scale non-residential uses to existing residential areas may be acceptable, but their impact on the residential environment will be the overriding consideration. Policy H 5 indicates the factors which might lead to a loss of amenity in an existing area. However, there may be benefits in encouraging some other suitable uses into existing residential areas, for example nursing homes, children's nurseries and offices, which could provide small-scale local services and employment opportunities.



**SUGGESTED CONDITIONS:**

**DC11/099/HOU**



DC11/099/HOU

12 Islay Crescent, Old Kilpatrick

Proposed Conditions/Reasons

Condition 1 - The development hereby approved shall commence within a period of 3 years from the date of this decision notice.

Reason In accordance with the terms of Section 58 of the Town and Country Planning (Scotland) Act 1997 (as amended).

Condition 2 - The developer shall submit to the Planning Authority in writing upon the forms specified for the purpose and attached to this decision notice:

a) A Notice of Commencement of Development as soon as practicable once it is decided to commence the development hereby approved (which shall be prior to the development commencing);

b) A Notice of Completion of Development as soon as practicable once the development has been completed

Reason In accordance with the terms of Town & Country Planning (Development Management Procedure) (Scotland) Regulations 2008.



**APPOINTED OFFICER'S DECISION:**

**DC11/099/HOU**



Ref No – DC11/099/HOU

## Refusal of Planning Consent

**WEST DUNBARTONSHIRE COUNCIL**  
**TOWN AND COUNTRY PLANNING (SCOTLAND) ACTS**  
**TOWN AND COUNTRY PLANNING (GENERAL DEVELOPMENT)**  
**(SCOTLAND) ORDERS**

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**Proposal** Two storey rear extension to dwellinghouse

**Site** 12 Islay Crescent  
 Old Kilpatrick  
 Glasgow  
 West Dunbartonshire  
 G60 5EW

**Applicant** Mr & Mrs Neilson

**Agent** Graham Gould  
 GA Building Design  
 Meadowfield  
 Whitelea Road  
 Kilmacolm

**Class of Development** Local Development  
**Decision Type** Delegated

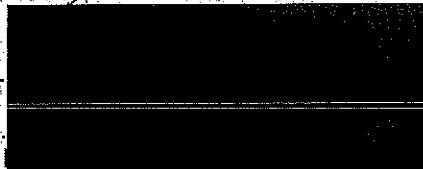
WEST DUNBARTONSHIRE COUNCIL, AS PLANNING AUTHORITY, IN EXERCISE OF THEIR POWERS UNDER THE ABOVE-MENTIONED ACTS AND ORDERS, AND HAVING CONSIDERED YOUR PROPOSED DEVELOPMENT, THE PLAN(S) DOCKETTED AS RELATIVE THERETO AND THE PARTICULARS GIVEN IN THE ABOVE APPLICATION, HEREBY:-

**DECISION: REFUSE PLANNING CONSENT FOR THE REASON(S) CONTAINED IN THE ACCOMPANYING PAPER(S) APART.**

DATED THIS: 2nd day of August 2011

EXECUTIVE DIRECTOR of HOUSING, ENVIRONMENTAL  
 AND ECONOMIC DEVELOPMENT  
 COUNCIL OFFICES,  
 CLYDEBANK G81 1TG

SIGNED ...  
 for WEST



**Reason** The proposed 4m long two storey extension would represent overdevelopment of a relatively small house and would result in a loss of privacy for the garden to the rear due to the presence of first floor windows approximately 5m from the boundary. As such, the proposal would detract from the character and amenities of the area and would be contrary to policy H5 of the West Dunbartonshire Local Plan 2010.

### **FOR NOTING**

#### *Informatives*

01. The plans referred to in this consent are DRAWING No1, DRAWING No2, DRAWING No3 and DRAWING No4.



TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997  
PLANNING ETC. (SCOTLAND) ACT 2006

## RIGHTS OF AGGRIEVED APPLICANTS (DELEGATED DECISIONS)

1. If this decision involves a refusal of planning permission or the granting of permission subject to conditions, and if the applicant is aggrieved by this decision, they may seek a review of this decision with the Local Review Body within 3 months of the date of this notice.

The review may be submitted in writing to:

**West Dunbartonshire Council  
Planning Local Review Body  
Council Offices  
Garshake Road  
Dumbarton G82 3PU**

Telephone 01389 737210

Review forms can be obtained on request from the above address or can be downloaded from the Council's website:

<http://www.west-dunbarton.gov.uk/building-and-planning/planning-permission/application-forms/appeals-and-reviews/>

2. If permission to develop is refused or granted subject to conditions (whether by the Planning Authority or the Scottish Ministers), and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, he may serve on the Planning Authority a purchase notice requiring the purchase of his/her interest in the land in accordance with Part V of the Town and Country Planning (Scotland) Act 1997.

**WEST DUNBARTONSHIRE COUNCIL  
REPORT OF HANDLING (Delegated)**

**APP NO:** DC11/099/HOU

**CASE OFFICER:** Mr Stewart MacCallum

**ADDRESS/SITE:** 12 Islay Crescent, Old Kilpatrick, Glasgow, West  
Dunbartonshire

**PROPOSAL:** Two storey rear extension to dwellinghouse

**1.0 Site Description/Development Details**

This application relates to a two storey mid-terraced dwellinghouse located within a modern residential area. The property is bordered by residential properties on all sides. It forms part of an unusual 'L' shaped block which contains both terraced and flatted properties. The rear extension would measure 4 metres by 4 metres and have a hipped roof which would be finished with roof tiles and facing brick to match the existing dwelling. The extension would accommodate a dining/sun lounge on the ground floor with an increase to the size of the second bedroom upstairs.

**2. Consultations**

West Dunbartonshire Council Roads - No objections

West Dunbartonshire Council Environmental Health - No objections subject to advisory note.

**3. Application Publicity**

None.

**4. Representations**

Representations were received from the following:

10 Islay Crescent, Old Kilpatrick.

The objection is from the neighbour to the south, who is concerned that the proposal would be out of character with the small houses in the area due to its large size and would result in loss of light and an overbearing impact.

**5. Relevant Policy**

West Dunbartonshire Local Plan 2010

Policy H5 Existing Residential Areas.

**6. Appraisal**

The property is a relatively small mid-terrace with a small rear garden, and the extension would take up a significant proportion of the garden. However, the extension would measure 4m by 4m, and a single storey extension of that size

would likely be 'permitted development', so it is not considered that the footprint size or loss of garden ground would be excessive. However, the fact that the extension would be on two storeys does mean that the extension would be very large relative to the size of the existing small houses and flats in the block.

The extension would have limited impact on the flats to the north, as the ground floor flat already has a sizeable single storey rear extension. There would be some overshadowing of the upper floor flat, which would be exacerbated by the fact that the rear elevation of the flat is stepped forward from that of the house, making the extension relatively longer. There would be little overshadowing impact upon the neighbouring house to the south, although a two storey extension along the boundary may have some overbearing effect. There would be no impact on the privacy of the neighbours on either side, however the proposal would feature a first floor rear bedroom windows facing the rear garden of 4 Islay Crescent at the rear, separated from the rear boundary by only around 5m. All of the gardens are relatively small and are to some degree overlooked by the existing neighbouring first floor windows and there is an existing tree in the garden to the rear, but the provision of windows facing the side of the neighbouring garden so close to the boundary would be likely to significantly increase the perception of overlooking.

On balance, it is considered that the proposed 4m long two storey extension represents overdevelopment of a small terraced house, and would result in a loss of privacy for the neighbouring house to the rear, as well as other less significant impacts upon other neighbours.

#### **7. Added Value**

None.

#### **8. Recommendation**

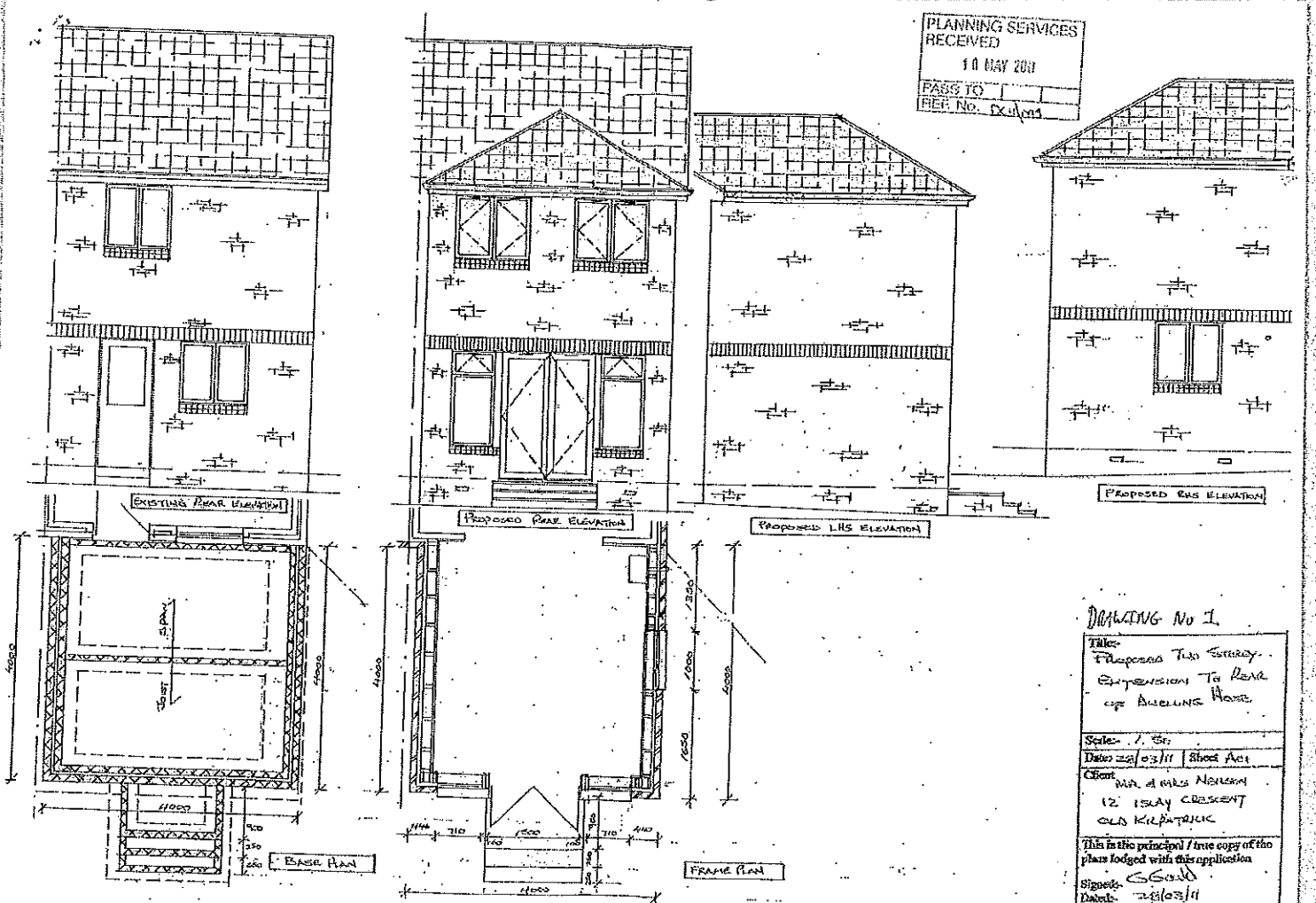
Refuse planning permission.

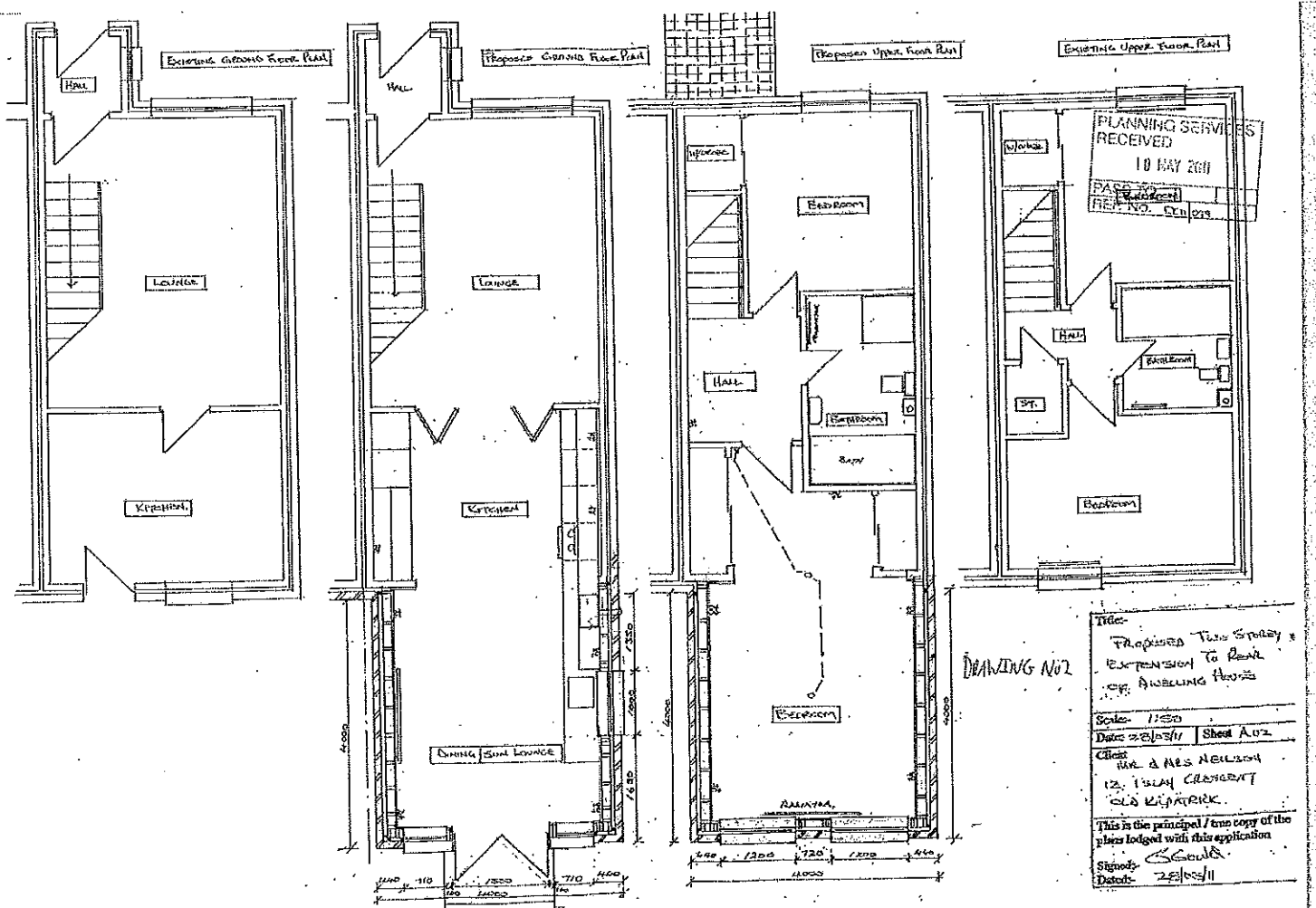
#### **9. Reasons**

**Reason** The proposed 4m long two storey extension would represent overdevelopment of a relatively small house and would result in a loss of privacy for the garden to the rear due to the presence of first floor windows approximately 5m from the boundary. As such, the proposal would detract from the character and amenities of the area and would be contrary to policy H5 of the West Dunbartonshire Local Plan 2010.

#### **FOR NOTING** **Informatives**

- 01.** *The plans referred to in this consent are DRAWING No1, DRAWING No2, DRAWING No3 and DRAWING No4.*

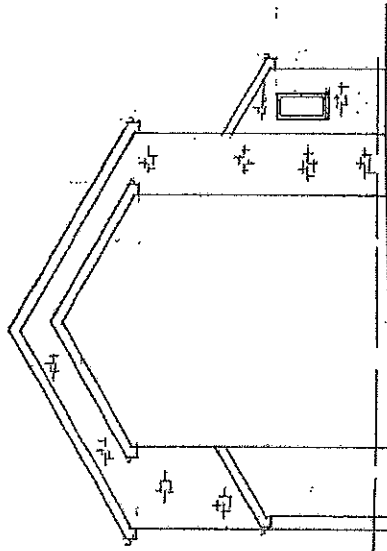




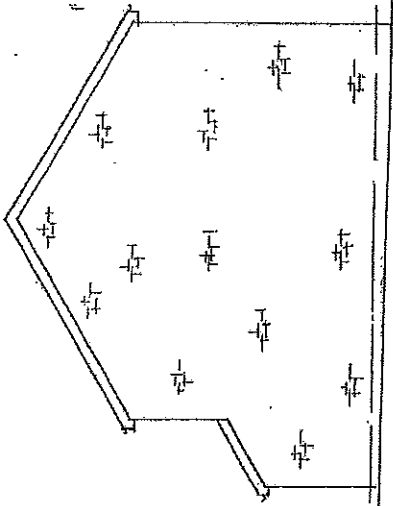
Dec 10/09

DRAWING No 3

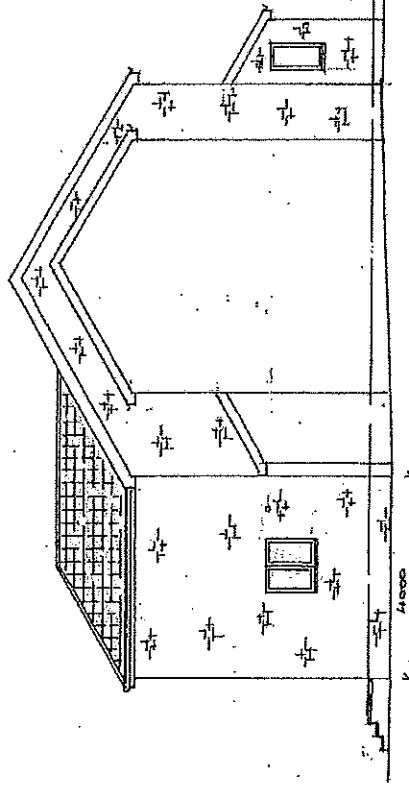
Title: Proposed Two Storey Extension To Rear of Existing House	
Scale: 1/100	Sheet
Date: 28/04/11	Client: MR & MRS MELLSON 12 LILLY CRESSENT OLD KILPATRICK
This is the principal / true copy of the plans lodged with this application	
Signed: [Signature]	Dated: 28/03/11



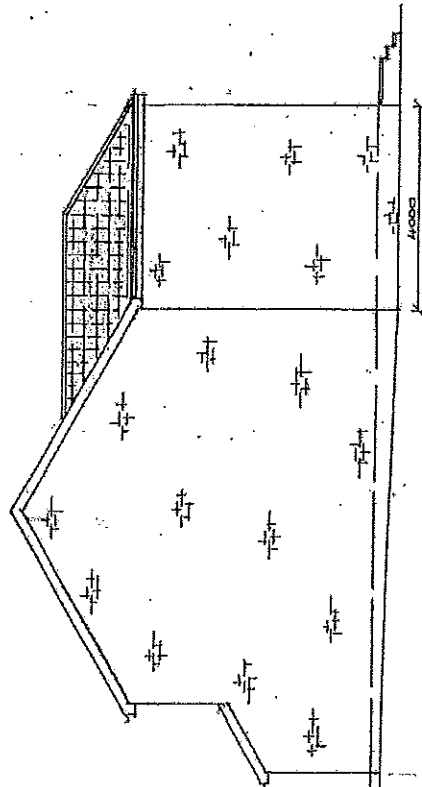
EXISTING NORTH ELEVATION



EXISTING SOUTH ELEVATION



PROPOSED NORTH ELEVATION



PROPOSED SOUTH ELEVATION

FOUNDATIONS

After a series of meetings with a National Deep Concrete Strip Foundation to establish early design and construction criteria, the foundation was established to assist with the design and construction of the foundation. The foundation was established to assist with the design and construction of the foundation. The foundation was established to assist with the design and construction of the foundation.

INTERNAL WALKS

[illegible]

### SOLUBLE AND DAMP PROOFING TREATMENT:

SOLUBLE AND DAMP PROOFING TREATMENT:  
 Subject treated to be 100% cured on "Wagner 1200" D.P.M. of selected compounds  
 to prevent deterioration and moisture in necessary.

### VENTILATION TO VEHICLES BELOW THE GROUND FLOOR

VENTILATION TO VOID BELOW BASEMENT FLOORS:  
FAB's to be installed to vent void below floor. FAB's to be 215mm (8 1/2") high, installed at 100mm (4") o.c. to provide the volume of opening area of 2000mm<sup>2</sup> per 10m<sup>2</sup> of net.

[illegible][illegible]

## FACINGS

[illegible]

**DAMAGE**

DRAINAGE  
 Foundation drainage is consist of UPVC pipes connected to explore section drainages.  
 Gutter and downpipes to be in brown up to match existing. All drainages are below  
 ground level to be in 100mm dia UPVC, minimum 45 LBS, with 100mm per cent  
 drainage. Pipes passing through slab structure to be of 20mm Type C100 Compensate  
 flexible joint to support respective above, and to have 50mm space between slab and pipe  
 with opening mesh painted on both sides.

10

**GROUND LOGS**

[illegible]

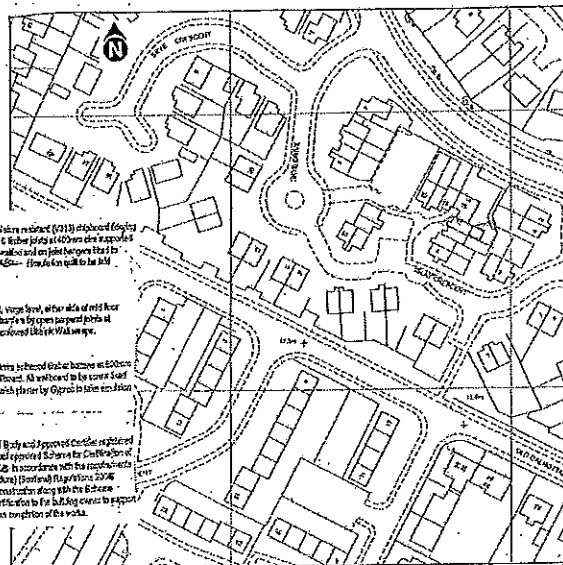
**INTERNA! LINKS**

Hander and walling to be stripped using excavator or crane and placed in a pile and then using 12mm lap edge gypco method. All walling to be covered and left to be treated with a dry coat of 9mm sand finish plaster by Gypco in later section.

From: Bill Green, Green, R. & A. (2004)

ALL electrical work to be undertaken by an Approved Body and Approved Certificate is subject to the following conditions:

- The work must be undertaken under the NIB 2017 Regulation Scheme or any equal approved Scheme for Certification of Construction Electrical Installation to BS7671:2018, in accordance with the requirements of the Building (Scotland) Act 2003 (Building (Procedures) (Scotland) Regulations 2006).
- The Approved Certificate is to have a Certificate of Construction along with the Scheme Certificate and appropriate Public Statement (PS) Certificate to the Building owner to support the Certificate of Construction for the work carried out on completion of the works.



0 20 40  
Metres  
Scale 1:1250  
Supplied by [www.ukmapcentre.com](http://www.ukmapcentre.com)  
Serial number: 6177300  
Centre coordinates: 247120 672137  
Further information can be found on the  
OS Streetmap Information leaflet or the  
Ordnance Survey web site:  
[www.ordnancesurvey.co.uk](http://www.ordnancesurvey.co.uk)

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The representation of a road, track or path is no evidence of a right of way.

The representation of features as lines is no evidence of a property boundary.

EX-111019

DRAWING No. 4

Title:-  
Proposed Two Storey Expansion  
To ~~Rest~~ of Aluminium  
House

Scale:- 1/8" = 1'-0"

Date:- 24/10/74 Sheet No. 6

Client:-  
JAG & MRS. NATHAN  
12, 12th CROSSING  
OLD CLAYTON SEC 5th

This is the principal & true copy of the  
plans lodged with this application

Signed:- [Signature]  
Dated:- 24/10/74





**REPRESENTATIONS ON PLANNING APPLICATION:**

**DC11/099/HOU**



A - Z of Services

A B C D E F G H I J K L M N O P Q R S T

## Document

Document View Accessibility Help(opens in new window)

[Back](#)

## PLNRedacted Comment

Case : DC11/099/HOU, Householder Application, Mr Stewart MacCallum, Property : 12 ISLAY CRESCENT, OLD KILPAT  
GLASGOW, G60 5EW

## Comment on Planning Application

## About You

Please provide details about yourself

Forename	Jean
Surname	Forbes
Address	10 Islay Crescent Old Kilpatrick G60 5EW
Telephone Number	*****
E-Mail Address	*****

## Details

Please provide details regarding this planning application

Case Type	HOU
Comments	<p>Dear sir I am writing in order to make an objection to the following application: Reference Number: DC11/099/HOU Address of Proposal: 12 Islay Crescent Old Kilpatrick Glasgow West Dunbartonshire G60 5EW Proposal: Two storey rear extension to dwellinghouse The property sits adjacent to my property and we share a fence line to the north. I believe that the proposed extension goes against the West Dunbartonshire Local Plan for a number of reasons: The West Dunbartonshire Local Plan 6.38 Policy H 5 – Development within Existing Residential Areas 6.38.1 The character and amenity of existing residential areas, identified on the Proposals Map, will be safeguarded and where possible enhanced. Development within existing residential areas will be considered against the following criteria: · the need to reflect the character of the surrounding area in terms of scale, density, design and materials; · the requirement to avoid over development which would have an adverse effect on local amenity, access and parking or would be out of scale with surrounding buildings; · the need to retain trees, hedgerows, open space and other natural features; · extensions to dwellings must complement the character of the existing building, particularly in terms of scale and materials, not dominate in terms of size or height, and not have a significantly adverse affect on neighbouring properties; · the subdivision of the curtilage of a dwelling for a new house should ensure that the proposed plot can accommodate a house and garden; the new house and garden to be of a scale and character appropriate to the neighbourhood; sufficient garden ground should be retained for the existing house; the privacy of existing properties should not be adversely affected and separate vehicular accesses should be provided; · with regard to non-residential uses, whether they can be considered ancillary or complementary to the residential area, and would not result in a significant loss of amenity to the surrounding properties. A significant loss of amenity might be expected to occur as a result of increased traffic, noise, vibration, smell, artificial light, litter, hours of operation and general disturbance; and · the proposal conforms with other Local Plan policies The proposed extension almost doubles the square footage of the existing property in a street and area that is composed primarily of small one and two bedroom houses. I believe that the size and height of the proposed extension would be totally out of scale of the surrounding properties and gardens and dominate the immediate area in an unacceptable manner. The size</p>

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of the proposed extension would block my access to natural light, both to my garden and interior of the house, particularly the rear bedroom and kitchen areas. This would have a significantly adverse affect on my quality of life as the wall would make the rear of my property feel as if it is an alley. I believe the proposed extension would seriously undervalue my property, if not render it unsaleable altogether. Hopefully these comments will be given serious considerationn. Yours faithfully, Mrs Jean Forbes 10 Islay Crescent Old Kilpatrick G60 5EW Tel. No. 01389 876060

Do you support the proposal

West Dunbartonshire Council, Garshake Road, Dumbarton, G82 3PU

[Feedback](#) | [Login](#) | [Contact Us](#) | [Privacy Policy](#) | [Disclaimer](#)

T  
Co

**PLANNING APPLICATION:**

**DC11/099/HOU**



129

£160 (CHQ) 10/5/11

 Receipt No. WD 77178  
 Reference No.

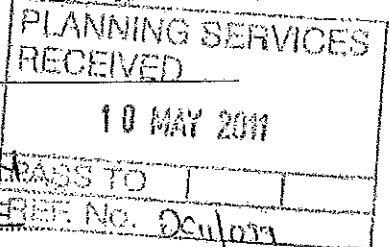
# WEST DUNBARTONSHIRE COUNCIL

## PLANNING APPLICATION FORM

### TOWN & COUNTRY PLANNING (SCOTLAND) ACTS

Please read the notes for guidance before completing this form.

It is important that this form is completed correctly to avoid delays in processing



#### 1. DESCRIPTION OF DEVELOPMENT

PROPOSED TWO STOREY EXTENSION  
 TO REAR OF DWELLING HOUSE

#### 2. ADDRESS OR LOCATION OF PROPOSED DEVELOPMENT

12 ISLAY CRESCENT  
 OLD KILPATRICK  
 G60 5EW

#### 3. TYPE OF APPLICATION.

I/We apply to the council for:

Full Planning Permission (FPP)

Planning permission in principle (PPP)

Approval of matters specified in conditions (AMC)

Please tick



Reference number(s) of previous permission(s) (if known)

Reference number(s) of Proposal of Application Notice(s) (if applicable)

Have there been any pre-application discussions with Planning?

Yes ☐ No ☒

If yes, what type:

Telephone ☐ Letter ☐ Meeting ☐

Pre-application officer's name

The application is considered to be a:

National Development ☐

Major Development ☐

Local Development ☒

4. APPLICANT'S  
DETAILS

Name Mr & Mrs Neilson  
 Address 12 ISLAY CROOK  
OLD KILPATRICK  
 Postcode G60 5LW

Tel. Mob. Fax. E-mail. 5. AGENT'S  
DETAILS  
(if applicable)

Name GRAHAM GOULD  
 Address GA BUILDING  
MEADOWFIELD  
WHITELA ROAD KILMACOM  
 Postcode

Tel. 01505 871312Mobile Tel. Fax. E-mail. 

## 6. EXISTING USE OF LAND AND OR BUILDINGS

Please give details

RESIDENTIAL

## 7. RESIDENTIAL DEVELOPMENT.

Number of dwellinghouses proposed 1Site Area (hectares) 1

## 8. COMMERCIAL / INDUSTRIAL DEVELOPMENT.

	Existing	Proposed
(a) Site Area (gross)	<u>1</u> ha	<u></u> ha
(b) Total new floorspace	<u></u> sq. m	<u></u> sq. m

## 9. PROPOSED ACCESS ARRANGEMENTS.

Please tick relevant boxes

Do you intend to:

improve an existing access

☐N/A

use an existing access

☐N/A

form a new access from a public road

☐N/A



## 10. PARKING.

Number of existing parking spaces on site 2  
 Total number of proposed parking spaces N/A

(The above information should be shown on a scale plan)

## 11. PROPOSED EXTERNAL BUILDING MATERIALS

Please give details

Outside walls FACING BRICK TO MATCH  
 Roof covering MARLEY ROOF TILES TO MATCH  
 Boundary walls (fences, walls etc) N/A

## CHECKLIST

Please tick all boxes

For Official Use

I enclose two copies of this form	<input checked="" type="checkbox"/>	<input type="checkbox"/>
I enclose two sets of the necessary plans, documentation and drawings (e.g. Location plan, block plan, elevations)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
pre-application consultation report	<input type="checkbox"/>	<input type="checkbox"/>
design statement	<input type="checkbox"/>	<input type="checkbox"/>
access statement	<input type="checkbox"/>	<input type="checkbox"/>
I enclose the completed land ownership certificate	<input checked="" type="checkbox"/>	<input type="checkbox"/>
I enclose the necessary fee of £160.00	<input type="checkbox"/> (refer to fee schedule)	<input type="checkbox"/>

Your application will not be registered until all these documents and the fee are received.

Failure to submit a pre-application consultation report when necessary will result in the application being Returned.

## Plans

- For all applications, 2 copies of a location/site plan must be submitted.
- They should preferably be Ordnance Survey based of scale 1:1250, and include a north point.
- The land to which the application relates must be outlined in red and any other adjoining land you own in blue.
- For full planning applications you also require 2 sets of detailed building drawings drawn accurately, preferably to the scale of 1:50 or 1:100, and including a north point. A proposed off street parking plan should also be supplied.

## DECLARATION

---

Please check that you have completed questions 1-11 and the land ownership certificates correctly. You must now sign the declaration below:

**I HEREBY CERTIFY THAT THE INFORMATION GIVEN BY ME IN THIS FORM IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE.**

Signature of applicant/agent (delete as appropriate)

Date

5 MAY 2011

IMPORTANT: ANYONE WHO KNOWINGLY OR RECKLESSLY MAKES A FALSE DECLARATION IS LIABLE, ON CONVICTION, TO A FINE OF CURRENTLY UP TO £2,000

## SUBMIT APPLICATION TO.

---

You should submit the completed application forms (2 copies), together with the necessary plans, drawings (2 copies) and fee to:

West Dunbartonshire Council  
Housing, Environmental and Economic Development  
Development Management  
Council Offices  
Rosebery Place  
Clydebank  
G81 1TG  
Tel. 01389 738575  
Fax. 01389 738584

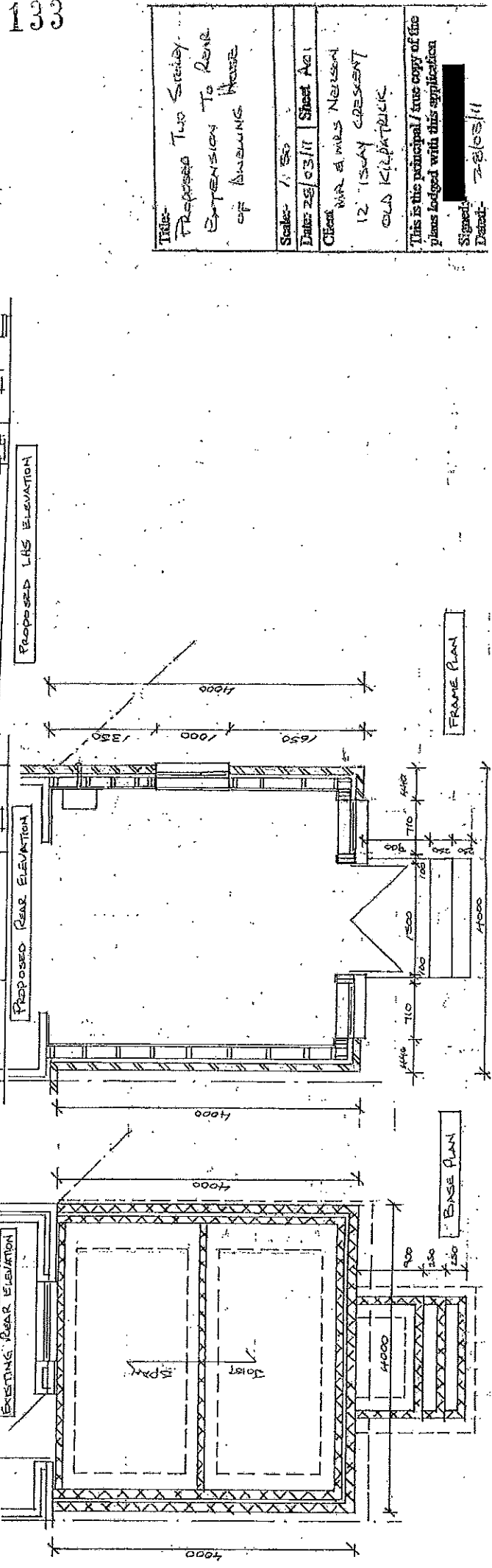
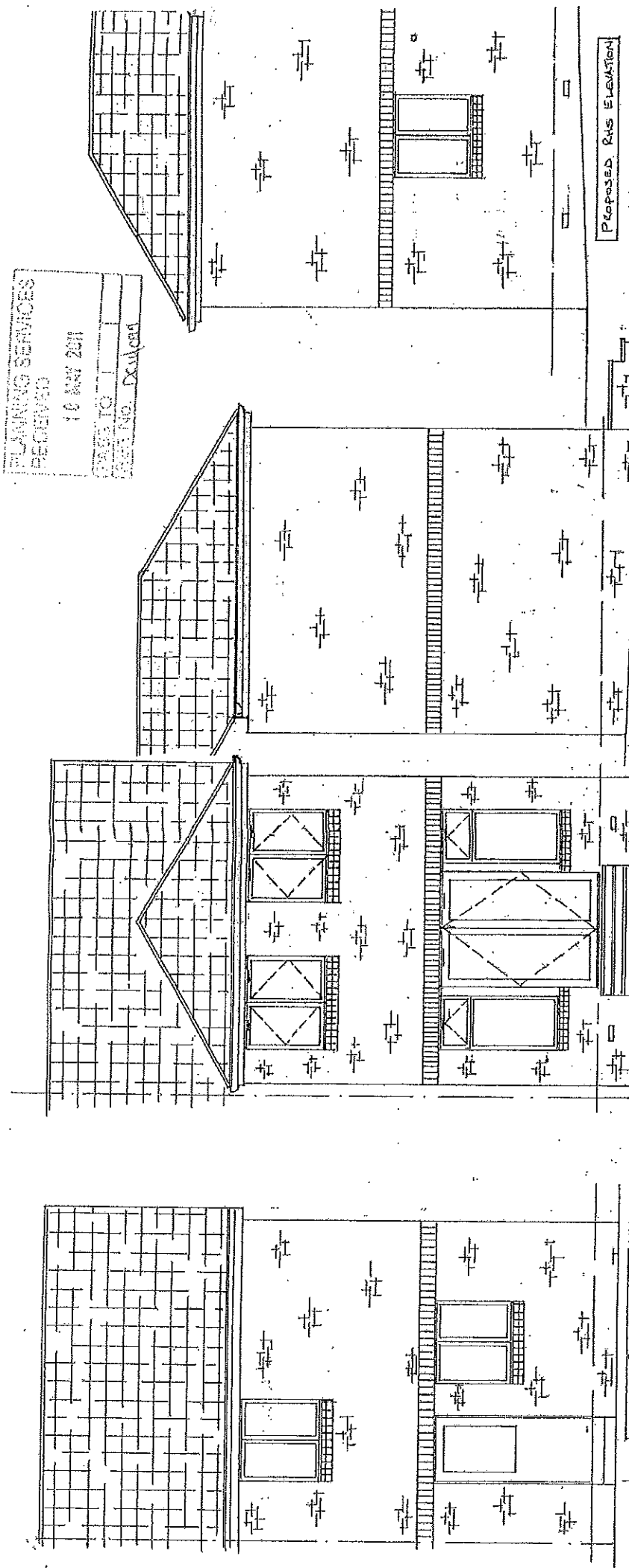
Or alternatively, electronically to [Development.Management@west-dunbarton.gov.uk](mailto:Development.Management@west-dunbarton.gov.uk)  
For details of how to pay online please see the Council's web page at [www.wdcweb.info/welcome/](http://www.wdcweb.info/welcome/)  
Cheques should be made payable to "West Dunbartonshire Council".



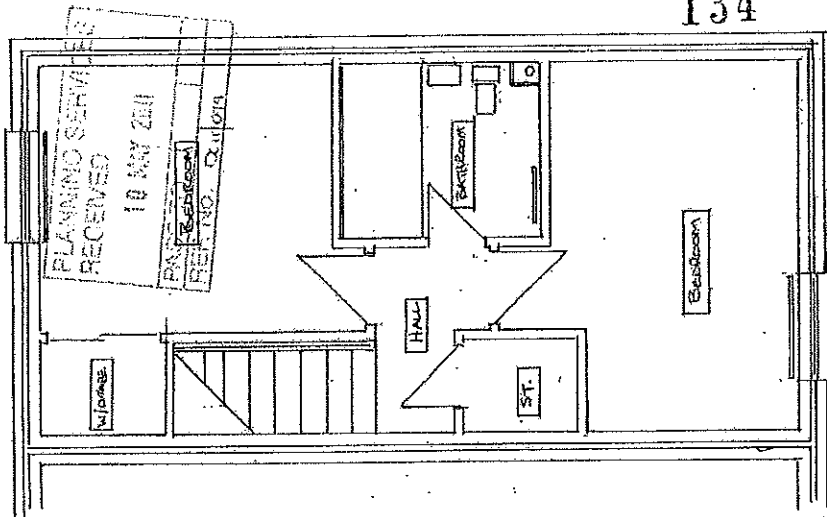
PLANNING SERVICES  
RECEIVED  
10 MAY 2011  
PAGE 10  
Case No. D010401

133

Title- Propose Two Sireley- Expansion To Rent of Buildings House	Scale- 1/80	Date- 28/03/11 Sheet No 1	Client MR & MRS NELSON 12 TISDALE CRESENT OLD KILPATRICK	This is the principal / true copy of the plans lodged with this application [Redacted] Signed: [Redacted] Dated- 28/03/11
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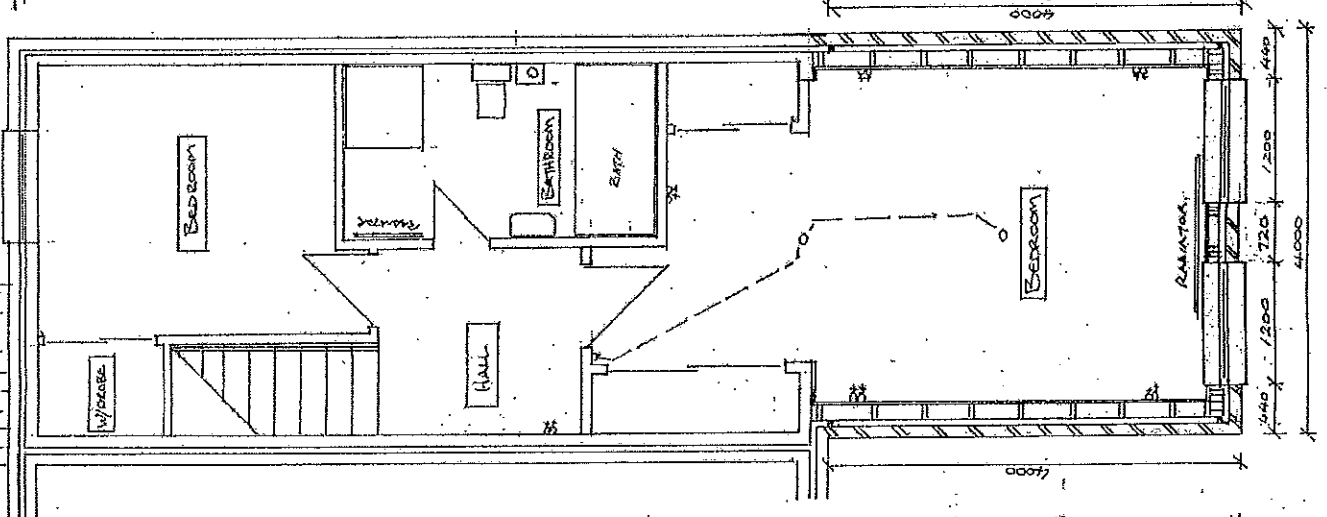
Existing Upper Floor Plan



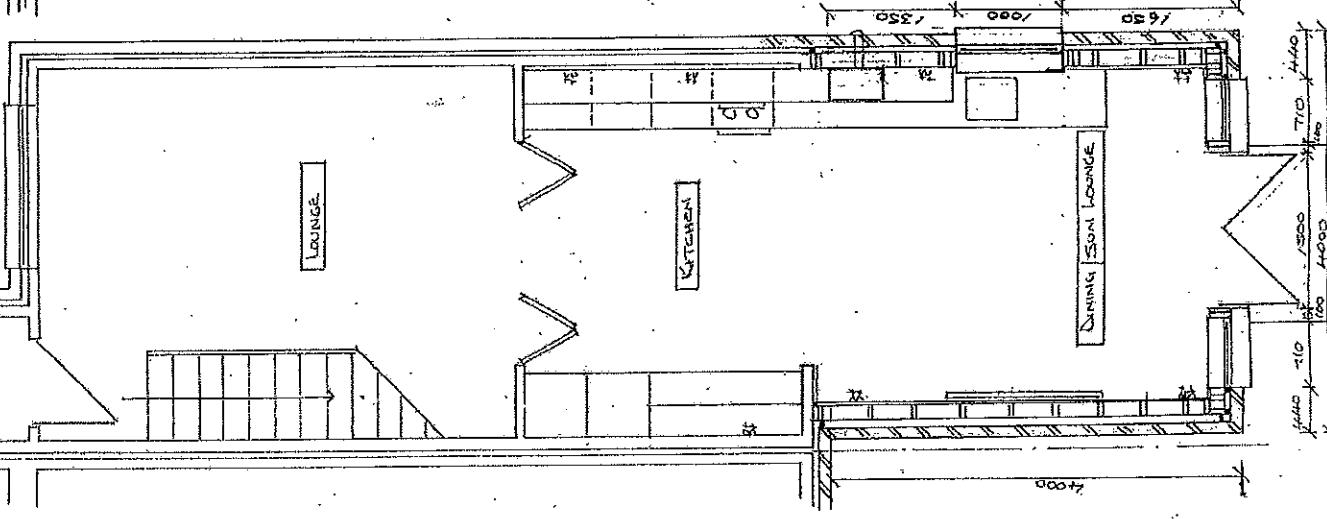
PLANNING SERVICES  
RECEIVED  
10 MAY 2011  
PAID  
BEDROOM  
REF NO. Q 11019

Time: Proposed Two Storey Extension To Rear Of Existing House  
Scale: 1:50  
Date: 22/03/11 Sheet A02  
Client: MR & MRS NEILSON  
12, IRLAN CRESENT  
OLD KILPATRICK  
This is the principal / true copy of the plans lodged with this application.  
Signed: [Redacted]  
Date: 22/03/11

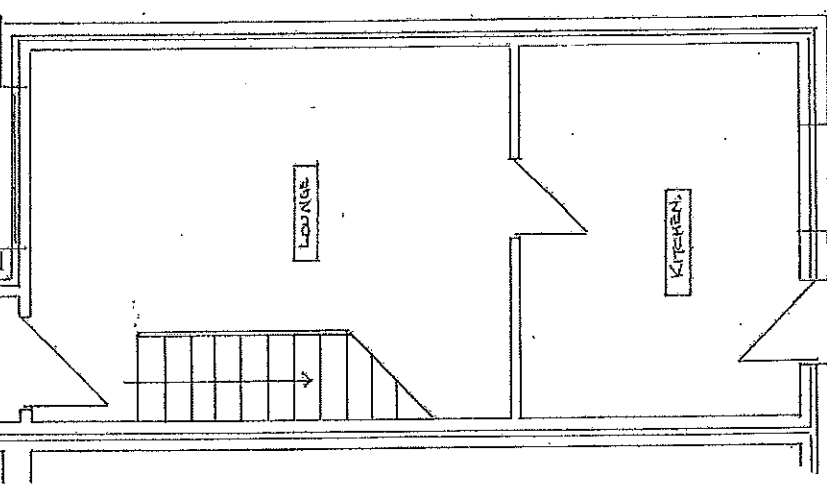
Proposed Upper Floor Plan



Proposed Ground Floor Plan

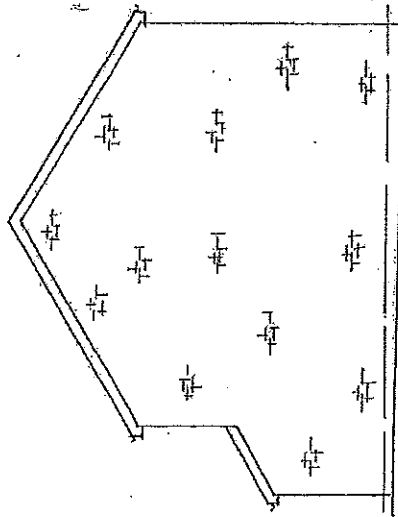


Existing Ground Floor Plan

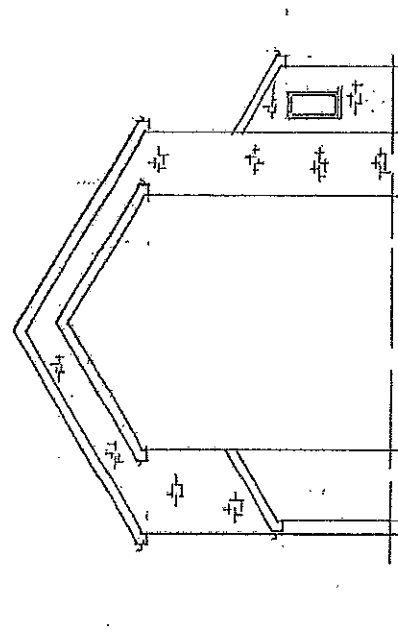


135

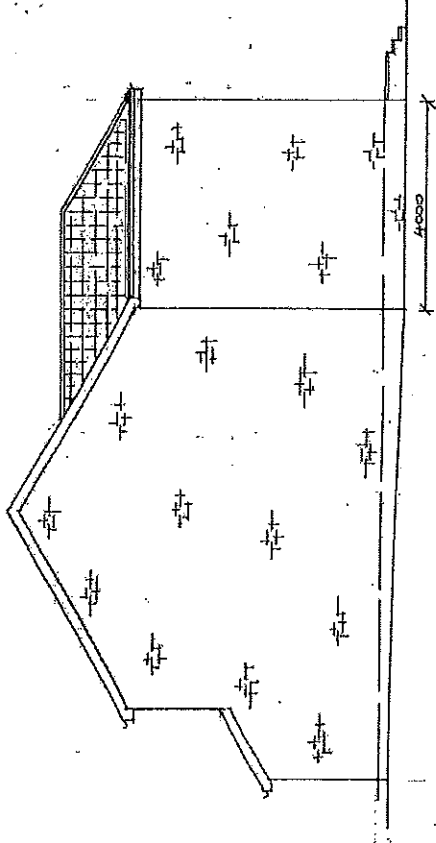
Deuloo



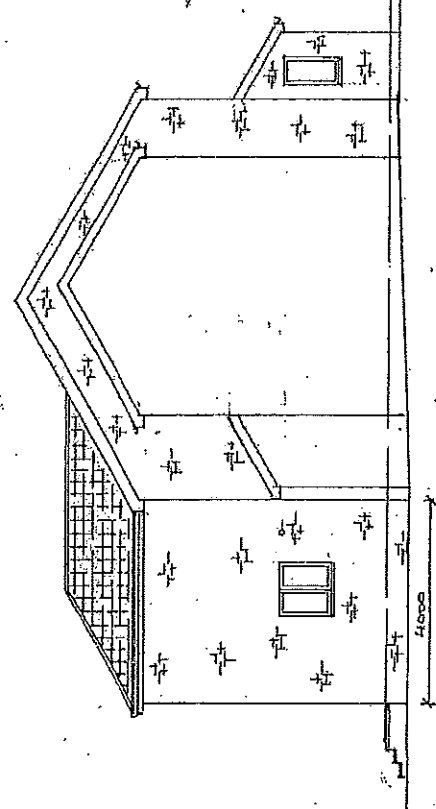
EXISTING SOUTH ELEVATION



EXISTING NORTH ELEVATION



PROPOSED SOUTH ELEVATION



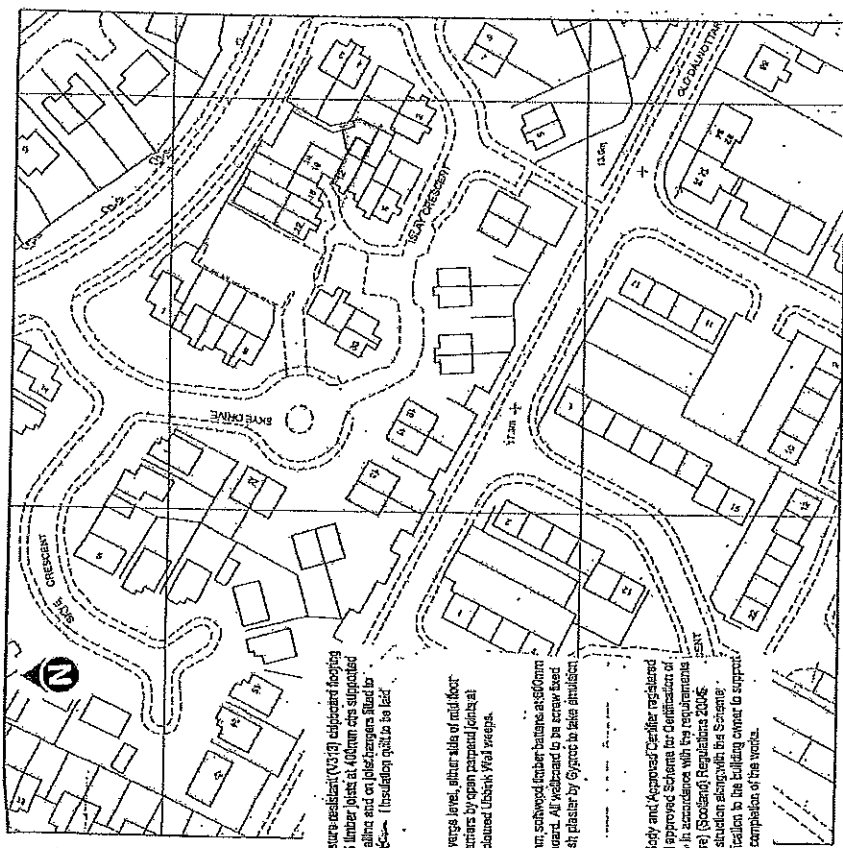
PROPOSED NORTH ELEVATION

Title: Proposed Two Storey Extension To Rear of Existing House	
Scale: 1/100	Sheet
Date: 28/03/11	Client: MR & MRS ADELSON 12 ISLAY CRESCENT DUNDEE
This is the principal / true copy of the plans lodged with this application.	
Signed: [Signature]	Dated: 28/03/11

Title- Proposed Two-Story Residential To Rest on Acreage, House	Scale- 1" = 50' - 11/25/50	Client Mr. & Mrs. Nelson	This is the principal / true copy of the plans lodged with this application	Signed: [Redacted] Dated- 2-20-50
	Date- 2-20-50 / 16 Sheet 1 of 6	12. ISLAY COUNTRY 54 KILPATRICKS CROSSING		

Further information can be found on the OS Sitemap information leaflet or the Ordnance Survey web site:  
[www.ordnancesurvey.co.uk](http://www.ordnancesurvey.co.uk)

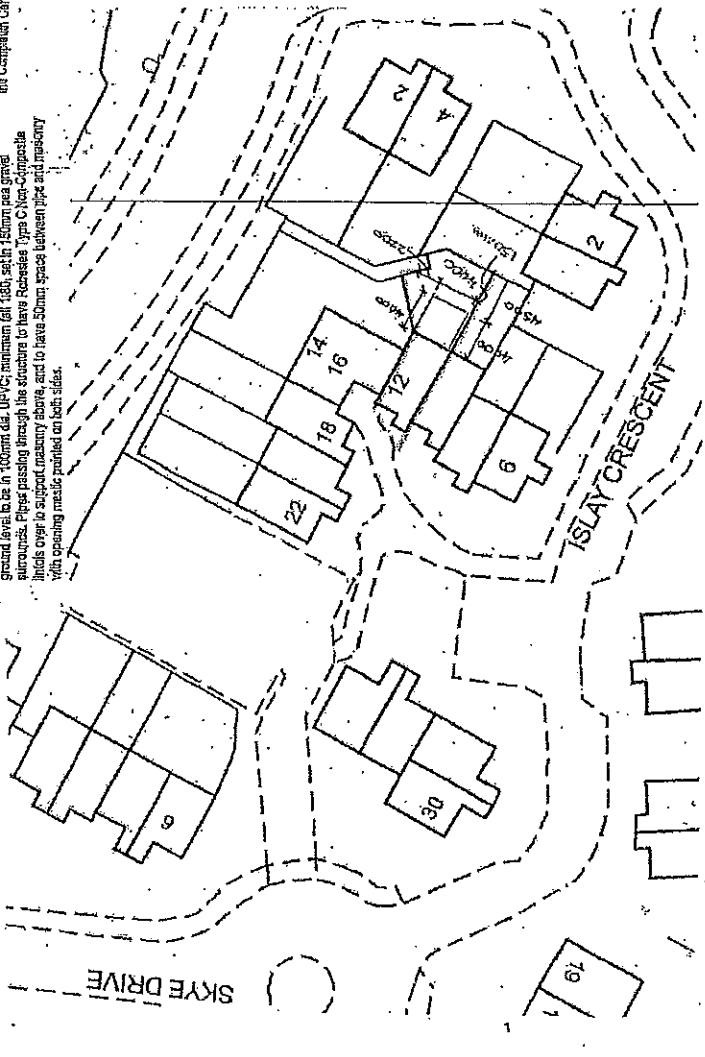
The representation of features as lines is no evidence of a property boundary.



Metros  
20 40  
Scale 1:1250

electrical work to be undertaken by an Approved Body and Approved/Certified registered electricians in accordance with BS5267 Registration Scheme or any equal approved Scheme for Certification of Competence (Electrical Installations to BS7671, 2004) in accordance with the requirements of the Building Regulations 2006.

drainage and downpipes to be in brown pipe to match existing. All drainage runs below ground level to be in 100mm dia. UPVC; minimum fall 1:80, set in 150mm pipe gravel. All rainwater downpipes to be in 100mm dia. UPVC; minimum fall 1:80, set in 150mm pipe gravel. Pipes passing through the structure to have Robesleeve Type C Non-Compressible Sleeves. To provide 50mm space between pipe and masonry on each side. To provide 50mm space between pipe and masonry on both sides.



FA's to be installed to ventilate void below floor. FA's to be 215x75mm air bricks installed at 1200mm c/cs. to provide the equivalent opening area of 15705 mm<sup>2</sup> per meter run of wall.

4